

026.A

0006

0046.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

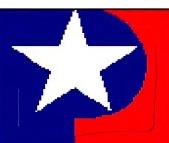
614,500 / 614,500

USE VALUE:

614,500 / 614,500

ASSESSED:

614,500 / 614,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
46		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: HESSE WILLIAM & SARAH		
Owner 2:		
Owner 3:		

Street 1: 46 BROADWAY UNIT 1	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: ROY MATTHEW E & -	
Owner 2: DEVIN MARY T -	
Street 1: 46 BROADWAY UNIT 1	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Clapboard Exterior and 2634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)							
Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor
102	Condo		0	Sq. Ft.	Site		0
				0	0.	0.00	7609

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	614,500			614,500	

Total Card	0.000	614,500		614,500	Entered Lot Size
Total Parcel	0.000	614,500		614,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	233.30	/Parcel: 233.3
					Land Unit Type:

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EXTERIOR INFORMATION	
Type:	8 - Condo TnHs.
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	SALMON
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 6	BRs: 3
	Baths: 2	HB: 1

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	2004
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1M - Drywall
Sec Int Wall:	10 - None %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wall	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.5	%

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.72779042
Const Adj.:	0.99495000
Adj \$ / SQ:	177.408
Other Features:	64449
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643408
Depreciation:	28953
Depreciated Total:	614454
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	614500
Val/Su SzAd:	233.30
Val/Su Net:	233.30

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

PARCEL ID 026.A-0006-0046.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	2,634	177.410	467,293					
Size Ad	2634	Gross Are	2634	FinArea	2634				

Net Sketched Area: 2,634 Total: 467,293

IMAGE



AssessPro Patriot Properties, Inc